New Dimensions for High-Density Urban Mixed-Use

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New Dimensions for High Density Urban Mixed-use

-explorations of tall building design in a changing marketplace

With overbuilt commercial space in the past decade, we’ve witnessed some new trends in high density urban mixed-use developments throughout China. Today, we share three of our ongoing projects as case studies, and as a reflection on our explorations and investigations, in response to the changing nature of the Asian cities.

-strengthening and improving the urban planning framework

-open space centric approach, less retail driven

-stimulating vertical urbanism

-flexible framework, adaptive and resilient programming and positioning

-integration with infrastructure and transportation
Cases Studies

Shimao Hangzhou The Gateway of Wisdom
OCT Xi’an International Center
Shimao Fuzhou 518 Super Tall Tower

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The construction for Shimao Riverfront mixed-use development is well underway. Designed by EID Architecture, this large mixed-use project is located near the interchange between the airport express highway and Qiantang River Bridge Crossing. It emerges as a critical urban node for the city of Hangzhou, best known for its picturesque West Lake, tea farms and birthplace of E-commerce giant Alibaba. Consisting of soaring twin towers at height of 280 meter, this project anchors a newly developed riverfront district. It includes office towers, an apartment building, retail annex and a park for public use.
Inspiration + Concept

Surging tide of Qiantang River is a hydrogeological phenomenon frequently occurred in the region. The abstracted curvilinear pattern on tower surface animates the facade, reflecting the dynamics of Qiantang River and evoking an imagery of surging tide. The natural shapes of the tide waves vary greatly. The shapes are generalized into several options to fit the tower look.
Diagram
OCT Xi’an International Cultural Center

Client: OCT Group
Location: Xi’an, China
Gross Floor Area: 450,000 sqm
Completion Year: 2022

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The design for XICC is intended as an exploration of vertical urbanism and offers a new solution for high density urban mixed-use in Asia. With its unique mix of program combining retail, museum, theater, office, apartment, cultural venues and hotel, XICC is a hybrid both sensitive and culturally significant to the city of Xi’an.
The Dissolving Tower

Program stacking.

Vertical integration of tower, retail street and shopping center. Creating dynamic high-density mixed-use community.

Dissolving the tower to blur the boundary between landscape and architecture.

Providing a porous and permeable urban interface, and providing multi-layered accessibility.

Model Design
Glass curtain wall
Ceramic panel
Stone
Aluminum plate
Shimao Fuzhou 518 Supper Tall Tower

Client: Shimao Group
Location: Fuzhou, China
Gross Floor Area: 437,198 sqm
Design Year: 2018
Concept

- Futuristic architecture combining nature and artificiality
- Worldwide recognizable landmark
- Integration of prospectivity and unique oriental

Futuristic Architecture

Its twisted volume and special facade is consistent with the future development.
自然的建筑形态

福州，别称榕城，简称“榕”。用局部自然的建筑形态来呼应建筑的区位特征。
A maximum concentration of construction into two volumes connecting and twisting with each other is proposed. The resulting form is a rethink of the ‘traditional’ skyscrapers that were built with beauty being the main driver and allows for the emergence of building structure that puts the structure performance, programming and visual effect all together.
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This solution finds the middle point between the form that usually approximates the futuristic urban life and the current available engineering techniques. It intensifies the spatial experience with urban life from miles away to the inner core, acknowledging for the maxi-